



Housing Element Goals and Policies

INTRODUCTION

This Housing Element contains the goals and policies that identify steps the City of Shoreline can take in response to housing issues found within the community. These steps are intended to ensure the vitality of the existing residential stock, estimate current and future housing needs, and provide direction to implement programs that satisfy those needs consistent with the goals and requirements of the Growth Management Act (GMA). Specifically, the housing goal stated in the GMA is to:

“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

This Element has also been developed in accordance with the King County Countywide Planning Policies (CPPs) and coordinated with the other elements of this Plan. Both the GMA and the CPPs encourage the use of innovative techniques to meet the housing needs of all economic segments of the population, and require that the City provide opportunities for a range of housing types. The City’s Comprehensive Housing Strategy, adopted in 2008, recommended increasing affordability and choice within local housing stock in order to accommodate the needs of a diverse population. Demographic shifts, such as aging “Baby Boomers” and increasing numbers of single-parent or childless households create a market demand for housing styles other than a single-family home on a large lot.

GOALS

Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast and promote other goals, such as creating demand for transit and local businesses through increased residential density along arterials; and improved infrastructure, like sidewalks and stormwater treatment, through redevelopment.

Goal H II: Encourage development of an appropriate mix of housing choices through innovative

When discussing levels of affordability, households are characterized by their income as a percent of their **Area Median Income (AMI)**. For example, the 2011 AMI for Shoreline was \$66,476. Therefore, a household with that income would be making 100% of median; a household that made 50% of that amount (\$33,238) would be classified at 50% AMI; a family making 30% of that amount (\$19,943) would be classified at 30% AMI. Families who pay more than 30% of their income for housing are considered “cost-burdened” and may have difficulty affording necessities such as food, clothing, transportation, and medical care.



Homes on the Hillside

land use and well-crafted regulations.

- Goal H III:** Preserve and develop housing throughout the city that addresses the needs of all economic segments of the community, including underserved populations, such as households making less than 30% of *Area Median Income*.
- Goal H IV:** “Protect and connect” residential neighborhoods so they retain identity and character, yet provide amenities that enhance quality of life.
- Goal H V:** Integrate new development with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities.
- Goal H VI:** Encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities.
- Goal H VII:** Collaborate with other jurisdictions and organizations to meet housing needs and address solutions that cross jurisdictional boundaries.
- Goal H VIII:** Implement recommendations outlined in the Comprehensive Housing Strategy.
- Goal H IX:** Develop and employ strategies specifically intended to attract families with young children in order to support the school system.

POLICIES

Facilitate Provision of a Variety of Housing Choices

- H1:** Encourage a variety of residential design alternatives that increase housing choice.
- H2:** Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.
- H3:** Encourage infill development on vacant or underutilized sites.
- H4:** Consider housing cost and supply implications of proposed regulations and procedures.
- H5:** Promote working partnerships with public and private groups to plan and develop a range of housing choices.
- H6:** Consider regulations that would allow cottage housing in residential

areas, and revise the Development Code to allow and create standards for a wider variety of housing styles.

Promote Affordable Housing Opportunities

- H7:** Create meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application would make incentives infeasible.
- H8:** Explore a variety and combination of incentives to encourage market rate and non-profit developers to build more units with deeper levels of affordability.
- H9:** Explore the feasibility of creating a City housing trust fund for development of low income housing.
- H10:** Explore all available options for financing affordable housing, including private foundations and federal, state, and local programs, and assist local organizations with obtaining funding when appropriate.
- H11:** Encourage affordable housing availability in all neighborhoods throughout the city, particularly in proximity to transit, employment, and/or educational opportunities.
- H12:** Encourage that any affordable housing funded in the city with public funds remains affordable for the longest possible term, with a minimum of 50 years.
- H13:** Consider revising the Property Tax Exemption (PTE) incentive to include an affordability requirement in areas of Shoreline where it is not currently required, and incorporate tiered levels so that a smaller percentage of units would be required if they were affordable to lower income households.
- H14:** Provide updated information to residents on affordable housing opportunities and first-time home ownership programs.
- H15:** Identify and promote use of surplus public and quasi-publicly owned land for housing affordable to low and moderate income households.
- H16:** Educate the public about community benefits of affordable housing in order to promote acceptance of local proposals.
- H17:** Advocate for regional and state initiatives to increase funding for housing affordability.
- H18:** Consider mandating an affordability component in Light Rail Station Areas or other Transit-Oriented Communities.



Greenwood Cottages



Land Use Signage

Universal design is an approach to the design of all products and environments to be as usable as possible by as many people as possible regardless of age, ability, or situation.



Homes Near Railroad Tracks

H19: Encourage, assist, and support non-profit agencies that construct, manage, and provide services for affordable housing and homelessness programs within the city.

H20: Pursue public-private partnerships to preserve existing affordable housing stock and develop additional units.

Maintain and Enhance Neighborhood Quality

H21: Initiate and encourage equitable and inclusive community involvement that fosters civic pride and positive neighborhood image.

H22: Continue to provide financial assistance to low-income residents for maintaining or repairing health and safety features of their homes through a housing rehabilitation program.

H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.

H24: Explore the feasibility of implementing alternative neighborhood design concepts into the City's regulations.

Address Special Housing Needs

H25: Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations.

H26: Support development of emergency, transitional, and permanent supportive housing with appropriate services for people with special needs, such as those fleeing domestic violence, throughout the city and region.

H27: Support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encouraging *universal design* or retrofitting homes for lifetime use.

H28: Improve coordination among the County and other jurisdictions, housing and service providers, and funders to identify, promote, and implement local and regional strategies that increase housing opportunities.

H29: Support the development of public and private, short-term and long-term housing and services for Shoreline's population of people who are homeless.

Participate in Regional Housing Initiatives


H30: Collaborate with King and Snohomish Counties, other neighboring jurisdictions, and the King County Housing Authority and Housing Development Consortium to assess housing needs, create affordable

housing opportunities, and coordinate funding.

- H31:** Partner with private and not-for-profit developers, social and health service agencies, funding institutions, and all levels of government to identify and address regional housing needs.
- H32:** Work to increase the availability of public and private resources on a regional level for affordable housing and prevention of homelessness, including factors related to cost-burdened households, like availability of transit, food, health services, employment, and education.
- H33:** Support and encourage legislation at the county, state, and federal levels that would promote the City's housing goals and policies.



Arabella Apartments



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SHORELINE

